

Corbin B. Gordon ([corbingordon@yahoo.com](mailto:corbingordon@yahoo.com)) (9194)  
CORBIN B. GORDON, P.C.  
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Special Counsel for Debtors and Debtors in Possession

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF UTAH, CENTRAL DIVISION**

In re:	)	
	)	
EASY STREET HOLDING, LLC, <i>et al.</i> ,	)	Bankruptcy Case No. 09-29905
	)	Jointly Administered with Cases
	)	09-29907 and 09-29908
	)	
Address: 201 Heber Avenue	)	Chapter 11
Park City, UT 84060	)	
	)	Honorable R. Kimball Mosier
Tax ID Numbers:	)	
35-2183713 (Easy Street Holding, LLC),	)	
20-4502979 (Easy Street Partners, LLC), and	)	<b>[FILED ELECTRONICALLY]</b>
84-1685764 (Easy Street Mezzanine, LLC)	)	

**CORBIN B. GORDON, P.C.'S THIRD PROFESSIONAL FEE REQUEST FOR  
THE PERIOD JANUARY 1, 2010 THROUGH FEBRUARY 28, 2010**

Corbin B. Gordon, P.C., special appointed counsel for Easy Street Partners, LLC ("Partners"), Easy Street Mezzanine, LLC ("Mezzanine"), and Easy Street Holding, LLC ("Holding"), debtors and debtors in possession in the above-captioned cases (collectively, the "Debtors"), pursuant to the Court's Order entered December 15, 2009 Approving Motion and Establishing Monthly Fee and Expense Reimbursement Procedures (the "Interim Payment Order") hereby submits its second professional fee request (the "Fee Request"), for the period from January 1, 2010 through February 28, 2010 (the "Fee Period").

Pursuant to the Interim Payment Order, professionals employed pursuant to Order of the Court to represent the Debtors or the Official Committee of Unsecured Creditors (the “Committee”) are authorized to request from the Debtors payment of 80% of their fees and 100% of their expenses on a monthly basis. Corbin B. Gordon, P.C.’s professional fees for the Fee Period are as follows:

<b>MONTH</b>	<b>HOURS</b>	<b>FEES</b>	<b>80% OF FEES</b>	<b>EXPENSES</b>	<b>TOTALS (80% FEES AND 100% EXPENSES)</b>
<b>January</b>	10.83	\$2,166.00	\$1,732.80	0.00	\$1,732.80
<b>February</b>	20.45	\$4,090.00	\$3,272.00	0.00	\$3,272.00
<b>TOTALS</b>	31.28	\$6,256.00	\$5,004.80	\$0.00	\$5,004.80

Attached are detailed statements of services for which payment is sought, redacted to exclude privileged, work product, and confidential information, and expenses incurred, on a monthly and on a matter basis. Each statement includes total time expended, identity of professionals providing services, hourly billing rates, and a detailed listing of time.

Corbin B. Gordon, P.C. understands that other professionals providing services to the Debtors and the Committee may submit separate fee requests seeking payment of professional fees and reimbursement of expenses. The amount available under the cash collateral budget for payment of professional fees and expenses of estate professionals in the Easy Street Partners case for the each month of the Fee Period is \$125,000, and it may be that total fees and expenses of estate professionals in the Easy Street Partners case in any given month may exceed this amount.

In such event, Corbin B. Gordon, P.C.'s fees and expenses will be pro rated with other estate professionals.

Pursuant to the Interim Fee Order, parties must file objections to the Fee Request within ten days from the date it is received. Any objection must have a description of the specific subject matter and services in dispute and state the amount in dispute. It shall not be sufficient simply to object to all fees and expenses. Fees and expenses not objected to will be paid by the Debtors or, if the total of 80% of fees and 100% of expenses of estate professionals exceeds \$125,000 for any month within the Fee Period, the fees and expenses will be pro-rated among fees and expenses for that month that are not objected to.

DATED: March 11, 2010.

CORBIN B. GORDON, P.C.

By: /s/ Corbin B. Gordon  
Corbin B. Gordon ([corbingordon@yahoo.com](mailto:corbingordon@yahoo.com)) (9194)  
CORBIN B. GORDON, P.C.  
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Special Counsel for the Debtors

**CERTIFICATE OF SERVICE**

I hereby certify that on this 25<sup>th</sup> day of March, 2010, I caused to be served a copy of Corbin B. Gordon's First Professional Fee Request for the period January 1, 2010 through February 28, 2010 via email on the following:

Easy Street Partners, LLC  
Easy Street Mezzanine, LLC  
Easy Street Holding, LLC  
Attn: William Shoaf  
4780 Winchester Court  
Park City, UT 84098-7528  
bshoaf@cloudnineresorts.com

Michael V. Blumenthal  
Crowell & Moring  
590 Madison Avenue, 20th Floor  
New York, NY 10022  
mblumenthal@crowell.com

John T. Morgan  
Office of the United States Trustee  
405 South Main Street, Suite 300  
Salt Lake City, UT 84111  
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Jeffrey W. Shields  
Lon A. Jenkins  
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Annette W. Jarvis  
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136 South Main Street, Suite 1000  
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/s/ Corbin Gordon

**JANUARY 2010**

***Corbin B. Gordon, P.C.***

345 West 600 South  
Heber City, , UT 84032

Ph:435-657-0984

Fax:435-657-2436

Bill Shoaf  
Gateway Center, Suite 303  
136 Heber Avenue  
Park City, Utah  
84060

January 8, 2010

**Attention:** Bill Shoaf

File #: SheoffBill  
Inv #: 579

**RE:** Lease Dispute

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Dec-07-09	Read e-mails about Tozer knowledge of problems with space. Send reply to Bill.	0.40	80.00	CBG
Dec-08-09		0.00	0.00	CBG
Dec-10-09	Review e-mails from Bill about prior correspondence with Tozier. Speak with Bill about call from Jeff Blatt.	0.90	180.00	CBG
Dec-30-09	Meet with Mike and go over his analysis.	0.90	180.00	CBG
Jan-05-10	Review final report. Read e-mail from Bill. Speak with Bill about report and items that we need to put into the report.	0.46	92.00	CBG
	Totals	2.66	\$532.00	
	<b>Total Fee &amp; Disbursements</b>			<b>\$532.00</b>
	Previous Balance			3,940.00
	<b>Balance Now Due</b>			<b>\$4,472.00</b>

TAX ID Number 11-3649782

***Corbin B. Gordon, P.C.***

345 West 600 South  
Heber City, , UT 84032

Ph:435-657-0984

Fax:435-657-2436

Easy Street Partners, L.L.C.  
Gateway Center, Suite 303  
136 Heber Avenue  
Park City, Utah  
84060

January 14, 2010

**Attention:** Bill Shoaf

File #: SheoffBill  
Inv #: 596

**RE:** Lease Dispute

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jan-20-10	Speak with Bill about need to draft letter to Landlord now that we have expert report.	0.30	60.00	CBG
	Speak with Jeff Blatt about status of lease in bankruptcy. Discuss expert report and strategy in moving forward with landlord.	0.40	80.00	CBG
	Speak with Ken Cannon and go over billing requirements. Draft bill submission.	0.85	170.00	CBG
	Draft settlement letter to landlord outlining findings of expert report.	1.45	290.00	CBG
	Speak with Bill about Bankruptcy issues and how to address settlement offer of lease.	0.21	42.00	CBG
Jan-22-10	Speak with Kim Salinger about lease issues. Discuss proposed letter and bankruptcy issues.	0.31	62.00	CBG
	Read e-mail from Bill about delinquent rent notice.	0.14	28.00	CBG
	Send fee request to Ken to review and discuss issues with potential lease settlement.	0.19	38.00	CBG
Jan-26-10	Speak with Ken Cannon about settlement offer in lease. Discuss fee application issues.	0.21	42.00	CBG
Jan-27-10	Speak with Ken Cannon about getting	0.46	92.00	CBG

fee application filed. Draft December fee application.

Edit and finalize landlord letter. E-mail Bill for review.	1.30	260.00	CBG
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Jan-28-10	Draft Interim Fee request.	4.10	820.00	CBG
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Jan-29-10	Make suggested changes of Ken Cannon to Interim Fee request and file.	0.45	90.00	CBG
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Totals	10.37	\$2,074.00	
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<b>Total Fee &amp; Disbursements</b>	<b>\$2,074.00</b>
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Previous Balance	4,472.00
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<b>Balance Now Due</b>	<b>\$6,546.00</b>
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TAX ID Number 11-3649782

## **FEBRUARY 2010**

***Corbin B. Gordon, P.C.***

345 West 600 South  
Heber City, , UT 84032

Ph:435-657-0984

Fax:435-657-2436

Easy Street Partners, L.L.C.  
Gateway Center, Suite 303  
136 Heber Avenue  
Park City, Utah  
84060

February 28, 2010

**Attention:** Bill Shoaf

File #: SheoffBill  
Inv #: 648

**RE:** Lease Dispute

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-17-10	Review e-mail from Kim. Speak with Bill and send letter for review.	0.31	62.00	CBG
Feb-19-10	Speak with Steve Eichel about specifics of lease dispute. Speak with Kim Sallinger and obtain approval to send letter. Speak with Bill Shoaf about amount of settlement offer and add to letter. Send letter.	1.30	260.00	CBG
Feb-22-10	Research all Utah Case law on Quiet Enjoyment. Outline and add to memo.	2.60	520.00	CBG
	Research all Utah Case law on Warranty of Habitability. Review and add to memo.	3.10	620.00	CBG
	Research ALR, AMJUR, and Williston looking for similar fact patterns in areas of Quiet Enjoyment and Warranty of Habitability.	1.90	380.00	CBG
	Speak with Steve Eichel about status of research and about cases he has found in his research.	0.19	38.00	CBG
Feb-23-10	Pull and analyze cases given to me by Steve Eichel dealing with safety code violations and leases. Analyze headnotes and pull cases nationwide looking for similar fact patterns. Add to memo.	2.10	420.00	CBG
	Read all cases in Utah dealing with quiet	2.90	580.00	CBG

title. Review ALR on quiet title. Add analysis to Memo.

	Speak with Doug Payne concerning an extension. Leave message for Steve Eichel.	0.30	60.00	CBG
	Speak with Steve Eichel about claim that there is not deadline to file objection. Conference call with Doug Payne and Steve about objection deadline. Speak with Steve about voting percentages.	0.38	76.00	CBG
Feb-24-10	Read and respond to e-mail from Steve about amount of settlement and status of dispute with Doug.	0.32	64.00	CBG
	Leave messages for both Kim and Bill about possible extension of settlement offer.	0.12	24.00	CBG
Feb-25-10	Speak with Steve. Draft history of dispute and send to Steve.	1.10	220.00	CBG
	Read e-mails from Steve about questions on the lease.	0.13	26.00	CBG
Feb-26-10	Respond to e-mails from Steve. Locate and sent him Utah Fit Premises Act. Scan and send all correspondence. Speak with Steve at length about legal issues involved with the lease dispute. Speak with Micheal Johnston, expert, on issues with expert report.	2.10	420.00	CBG
	Meet with Expert and draft language for Bankruptcy filing. E-mail to Steve.	1.60	320.00	CBG
	Totals	20.45	\$4,090.00	

**Total Fee & Disbursements**

**\$4,090.00**

Previous Balance

6,546.00

Previous Payments

1,606.39

**Balance Now Due**

**\$9,029.61**

TAX ID Number 11-3649782

**PAYMENT DETAILS**

Feb-10-10 1,606.39

**Total Payments** \$1,606.39